Bill Garrett Davidson County
Batch# 116459 DEEDWARR
07/13/2018 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20180713-0068465

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/2019

CONNIE TAYLOR SUMNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spenser Maximilian Smith (NAME)	New Owner (NAME)	16102006900
466 Westcrest Dr. (ADDRESS)	(ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeanette L.G. Schnittke, formerly known as Jeanette L. Golter, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spenser Maximilian Smith, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 17 on the Plan of McMurray Hills Subdivision, of record in Plat Book 3700, Page 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

FOR INFORMATION PURPOSES ONLY: 466 Westcrest Drive, Nashville, TN 37211

Being the same property conveyed to Glen Schnittke, III and Jeanette L. Golter by virtue of that certain Warranty Deed dated March 30, 2001, and being of record at Instrument No. 20010402-0031784 in the amount of $116,000.00 in the Register's Office of Davidson County, Tennessee. Glenn Schnittke, IIII having since married Jeanette L. Golter, she is now known as Jeanette L.G. Schnittke. Glenn Schnittke, III having since deceased on or about July 27, 2017, leaving Jeanette L.G. Schnittke the remaining tenant by entireity.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. Including but not limited to those of record at Book 3882, Page 846.

unimproved
This is improved x property, known as 466 Westcrest Dr. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of July, 2018.

Jeanette L.G. Schnittke

Jeanette L.G. Schnittke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

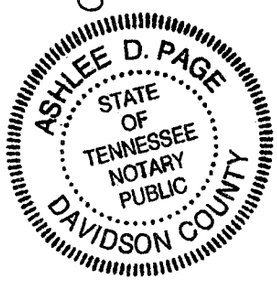
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeanette L.G. Schnittke**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2018.

Ashlee Page

Notary Public

My Commission Expires: 9/10/18



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212